

## ZONING AND ADJUSTMENT BOARD

February 4, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, February 4, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Richard Bradley, Dossie Singleton, Jack Bratton, Rusty Mask, Frank Topping, and Mark Caruthers. Wayne Lee, Dale Nichols, Todd Brown, Lamar Parker and Evan Merritt were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Parker made a motion to approve the minutes from the ZAB Meeting from January 22, 2002. Mr. Bratton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

### ZP2002-4

Eugene or Theodore James

Sandra Adams was present and requesting to rezone from A5 to RR1 on one acre on a parcel created by lineal transfer in 1985. There were four notices sent, none in favor and one in objection. There were no objections from the audience. There were no questions or discussion from the Board. Mr. Topping made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

### ZP2002-3

James B. Thompson

James B. Thompson was present and requesting a Temporary Use Permit for two years to allow an RV on 40 acres MOL for security of equipment to clear and clean the land. There were seven notices sent, three in favor and none in objection. There were no objections from the audience. Mr. Thompson formally requested his application be amended to request one year as recommended by the staff. There were no further questions or discussions from the Board. Mr. Topping made a motion to approve the amended request for a Temporary Use Permit for one year to allow an RV on 40 acres MOL for security of equipment to clear and clean the land. Mr. Bradley seconded the motion and the motion carried.

Mrs. Rogers requested to clarify for the record the Large Scale Comprehensive Plan Amendments were going to be heard by the County Commissioners on February 19, 2002. Upon approval by the Board of County Commissioners, the applications will be transmitted to Florida Department of Community Affairs.

02A-1

Ronald Brown, et al

Steve Richey, representative for all applicants, was present and requesting a Large Scale Comprehensive Plan Amendment to the Future Land Use Map from Low Density Residential to Commercial on 82 acres MOL to be transmitted to the Florida Department of Community Affairs. Mrs. Rogers, Director of Planning & Development, gave background information and the staff report regarding the case. There was discussion from the Board regarding the adjacent residential property being rezoned for Planned Commercial. Attorney Richey explained to the Board the potential commercial usage of the area. A signalized access was proposed with Florida Department of Transportation and Sumter County Public Works. Central water and sewer are available. Mr. Caruthers made a motion to recommend transmittal to the Florida Department of Community Affairs based on the information provided in the staff report. Mr. Bratton seconded the motion and the motion carried.

02A-2

Sandra Leatherman/Wilson Company

Mr. Jack Sullivan, representative for the applicants, was present, sworn in and requesting a Large Scale Comprehensive Plan Amendment to the Future Land Use Map from Agricultural to High Density Residential on 20 acres MOL to be transmitted to the Florida Department of Community Affairs. Mrs. Rogers, Director of Planning & Development, gave the Board an overview of the applicant's request and staff report. Mrs. Rogers explained the need for affordable housing units in the Urban Expansion Area. There were two objectors from the audience who were sworn in: Mr. Kenneth Roop and Mr. Allen Katra. Mr. Roop's objections were the decrease of farmland and increase of urbanization while Mr. Katra's objections were the creation of a metro area in agricultural surroundings and the quality of life would be affected. Mr. Sullivan stated they were proposing 196 units, which would be approximately 9.6 units per acre. Mr. Sullivan stated the property was adjacent to the Tri-County Villages who were willing to provide water and sewer at reasonable prices and improve CR 101. Mrs. Rogers was sworn in and gave testimony as to the County's 90% of land being open area. Mrs. Rogers stated the 20 acres in question would have no great impact on the 90% rule. Mr. Sullivan stated the need was great for the employees in the area to have affordable housing and the Sumter County Comprehensive Plan directs development. Mr. Topping questioned the appearance of the buildings. Mr. Chris Bowers, Senior Vice-President of the Wilson Company, was present and sworn in. Mr. Bowers showed the Board pictures of existing units owned by Wilson Company and a site plan. Mr. Bowers explained the units were income restricted but were available to anyone not just Village's employees. Mr. Topping made a motion to recommend transmittal to the Florida Department of Community Affairs based on the information provided in the staff report. Mr. Caruthers seconded the motion and the motion carried.

New Business:

Mrs. Rogers handed out information on a Large Scale Comprehensive Plan Amendment for the meeting on February 18, 2002 for the Tri-County Villages to incorporate land for additional space for existing approved units.

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Larry Story, Chairman  
Zoning & Adjustment Board